

CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
Minutes of May 15, 2012

Meeting called to order by Chairman Meyer at 7:00 PM in the Council Chambers of City Hall Plaza.

PRESENT: Mayor Meyer, Ed Wagner, Dan Knoeck, John Beck, Ken Wood and Karen Woodford

EXCUSED: Chris Jockheck

ABSENT: None

ALSO PRESENT: Alderman Workinger; City Administrator Barg; Planning and Economic Development Director Angell; Planner/Zoning Administrator Miller; Bill Penker; Gary Gray; and others.

PC12-28 Motion by Beck, second by Wagner to recommend approval of the minutes of the April 17, 2012 City Plan Commission meeting.

All 'Ayes' Motion Carried

Commissioner Woodford nominated Commissioner Beck for Vice-Chairman of the City Plan Commission. There being no more nominations, Chairman Meyer declared nominations closed.

PC12-29 Motion by Wagner, second by Woodford to approve John Beck as Vice-Chairman of the City Plan Commission

All 'Ayes' Motion Carried

PUBLIC HEARING - Rezoning request by Curt Kaiser to change the zoning of one parcel from the "M-2" (Light Industrial) district to the "B-4" (General Commercial) district for the property located at 1806 E 4th Street and legally described as: Lot 1 of Wood County Certified Survey Map Number 3990 being part of the SE ¼ - SW ¼ of Sec. 9, T25N, R3E, City of Marshfield, Wood County, Wisconsin.

Application has been withdrawn – no Public Hearing was held

PUBLIC HEARING - Amendment to Sections 18-02 and 18-64(2)(c) of the Municipal Code of the City of Marshfield. The proposed amendment defines and permits the placement of a pet shelter as a Conditional Use in the 'M-1' Industrial Park district.

COMMENTS: None

PC12-30 Motion by Beck, second by Wood to recommend approval of the amendment to Sections 19-02 and 18-64(2)(c) of the Municipal Code of the City of Marshfield to define and permit the placement of a pet shelter as a Conditional Use in the 'M-1' Industrial Park district and direct staff to prepare an ordinance for Common Council consideration.

All 'Ayes' Motion Carried

PUBLIC HEARING - Rezoning request by Thomas Lang to change the zoning from the "B-4" (General Commercial) district to the "R-5" (Medium Low Density Single- and Two- Family) district for two lots located at the 2800 block of South Wittman Avenue and legally described as: Lots 1 and 2 of Wood County Certified Survey Map Number 8731 in Volume 30 Page 31 being part of the SE ¼ - SE ¼ of Sec. 18, T25N, R3E, City of Marshfield, Wood County, Wisconsin.

COMMENTS: None

PC12-31 Motion by Woodford, second by Beck to recommend approval of the rezoning request by Thomas Lang to change the zoning from the “B-4” (General Commercial) district to the “R-5” (Medium Low Density Single- and Two- Family) district for two lots located at the 2800 block of South Wittman Avenue and legally described as: Lots 1 and 2 of Wood County Certified Survey Map Number 8731 in Volume 30 Page 31 being part of the SE ¼ - SE ¼ of Sec. 18, T25N, R3E, City of Marshfield, Wood County, Wisconsin and direct staff to prepare an ordinance for Common Council consideration.

Meyer, Knoeck, Woodford, Beck & Wood voted ‘Aye’, Wagner voted ‘No’ Motion Carried

PUBLIC HEARING – Conditional Use Request by Jeff Koehn for “Accessory Structures Over 1,200 Square Feet” in the “R-3” Standard Single-Family Residential District for a proposed 1,350 square foot detached accessory building located at 407 West Park Street. The total accessory structure space will be 1,470 square feet which includes the existing carport. The request also includes a 2-foot exception to the 19-foot height limitation for detached accessory structures to construct the building at a maximum height of 21 feet.

COMMENTS: None

PC12-32 Motion by Wood, second by Wagner to recommend approval of the Conditional Use Request by Jeff Koehn for “Accessory Structures Over 1,200 Square Feet” in the “R-3” Standard Single-Family Residential District at 407 West Park Street and allow 1,470 square feet of accessory structure space with an exception to exceed the 19-foot height allowance for a detached accessory structure by 2 feet, allowing a 21-foot tall, detached, accessory structure.

All ‘Ayes’ Motion Carried

PC12-33 Motion by Wood, second by Woodford to recommend approval of the Certificate of Appropriateness request by Ruth Voss for new shingles and roof at 611 West Blodgett Street.

All ‘Ayes’ Motion Carried

PC12-34 Motion by Beck, second by Wagner to recommend approval of the Alternative Sign Permit request by Insurance Service Center Inc., for property located at 725 West Upham Street to grant an exception to exceed the allowable signage for a home occupation subject to the following conditions:

- The sign size may not exceed 24 square feet in area.
- The sign may be located at the existing setback of 14 inches (and within the vision triangle) from both rights-of-way but not closer.

All ‘Ayes’ Motion Carried

Planner/Zoning Administrator Miller presented a review of Draft Zoning Code Policy Issues. The following topics were discussed:

- Limiting the garage face to less than 50% of the front façade of the house.
- Prohibiting temporary structures.
- Should the code allow certain intrusions into the required setback for decks and porches?
- Prohibited exterior building materials.
- Changes to parking standards.
- Should the code limit the number of trailers or vehicles or require them to be parked on hard surfaces?
- Prohibit the use of outdoor wood burning stoves for heating purposes.
- Requiring landscaping for two-family, multi-family commercial and large or group developments.

The appointment of a Plan Commission member to the Historic Preservation Committee was delayed until the next meeting.

Commissioner Beck presented his ideas of promoting Marshfield as a retirement community similar to a Del Webb Sun City type non assisted development for upscale retirees. He feels that Marshfield has some unique niches that could be used for promotion including medical facilities, medical insurance, small town mid-America ambiance and values, inducement to keep retirees in Marshfield without upkeep of large houses, along with having four seasons. We already have a growing existing retirement community and outdoor recreation opportunities. He would like to see a task force set up that could explore the possibilities further. Mayor Meyer pointed out that it is not the role of the Plan Commission to market the community. Other organizations handle that responsibility. The Mayor and others expressed concern that Marshfield must be more than a retirement community to thrive. We must also be able to attract high tech, well-paying jobs that can capitalize on the health care industry that we have.

PC12-35 Motion by Beck, second by Wood to recommend that the possibility of Marshfield as a “Retirement Community” be referred to MACCI and MEDA to see if further discussion/evaluation is warranted.

All ‘Ayes’ Motion Carried

Motion by Wagner, second by Woodford that the meeting be adjourned at 9:07 PM.

All ‘Ayes’ Motion Carried

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION